



## **GREENSBORO ZONING DISTRICTS**

### **Agricultural:**

1) AG AGRICULTURAL DISTRICT: The AG, Agricultural District is primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions.

### **Single Family Residential:**

In the following districts the number refers to the minimum lot size in thousands of square feet.

1) RS-40 RESIDENTIAL SINGLE FAMILY DISTRICT: The RS-40, Residential Single Family District is primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics:

- a) lies within the 65 Ldn noise contour line;
- b) lies in a public water supply watershed and where an outfall to provide public sewer service is not available;
- c) lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.

2) RS-30 RESIDENTIAL SINGLE FAMILY DISTRICT: The RS-30, Residential Single Family District is primarily intended to accommodate low density single family detached dwellings on large lots in areas (outside of water supply watersheds and the 65 Ldn airport noise contour) without access to public water and sewer services. The overall gross density in RS-30 areas will typically be 1.3 units per acre or less.

3) RS-20 RESIDENTIAL SINGLE FAMILY DISTRICT: The RS-20, Residential Single Family District is primarily intended to accommodate low to moderate density single family detached dwellings in developments where public sewer service is required. The overall gross density in RS-20 will typically be 1.9 units per acre or less.

4) RS-15 RESIDENTIAL SINGLE FAMILY DISTRICT: The RS-15, Residential Single Family District is primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-15 will typically be 2.5 units per acre or less.

5) RS-12 RESIDENTIAL SINGLE FAMILY DISTRICT: The RS-12, Residential Single Family District is primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-12 will typically be 3.0 units per acre or less.

6) RS-9 RESIDENTIAL SINGLE FAMILY DISTRICT: The RS-9, Residential Single Family District is primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-9 will typically be 4.0 units per acre or less.

7) RS-7 RESIDENTIAL SINGLE FAMILY DISTRICT: The RS-7, Residential Single Family District is primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-7 will typically be 5.0 units per acre or less.

8) RS-5 RESIDENTIAL SINGLE FAMILY DISTRICT: The RS-5, Residential Single Family District is primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-5 will typically be 7.0 units per acre or less.

**Multifamily Residential:**

In the following districts the number refers to the maximum number of dwelling units per acre (after the first acre). Public water and sewer service is required in all districts.

1) RM-5 RESIDENTIAL MULTIFAMILY DISTRICT: The RM-5, Residential Multifamily District is primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 5.0 units per acre or less.

2) RM-8 RESIDENTIAL MULTIFAMILY DISTRICT: The RM-8, Residential Multifamily District is primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 8.0 units per acre or less.

3) RM-12 RESIDENTIAL MULTIFAMILY DISTRICT: The RM-12, Residential Multifamily District is primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less.

4) RM-18 RESIDENTIAL MULTIFAMILY DISTRICT: The RM-18, Residential Multifamily District is primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.

5) RM-26 RESIDENTIAL MULTIFAMILY DISTRICT: The RM-26, Residential Multifamily District is primarily intended to accommodate multifamily uses at a density of 26.0 units per acre or less.

### **Office:**

1) LO LIMITED OFFICE DISTRICT: The LO, Limited Office District is primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas.

2) GO-M GENERAL OFFICE MODERATE INTENSITY DISTRICT: The GO-M, General Office Moderate Intensity District is primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service and retail uses.

3) GO-H GENERAL OFFICE HIGH INTENSITY DISTRICT: The GO-H, General Office High Intensity District is primarily intended to accommodate high intensity office and institutional uses, high density residential uses at a density of 26.0 units per acre or less, and supporting service and retail uses.

### **Commercial:**

1) NB NEIGHBORHOOD BUSINESS DISTRICT: The NB, Neighborhood Business District is primarily intended to accommodate very low intensity office, retail, and personal service uses within residential areas. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents without disrupting the character of the neighborhood. It is not intended to accommodate retail uses which primarily attract passing motorists. Compatibility with nearby residences is reflected in design standards for both site layout and buildings.

2) LB LIMITED BUSINESS DISTRICT: The LB, Limited Business District is primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

3) GB GENERAL BUSINESS DISTRICT: The GB, General Business District is primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

4) HB HIGHWAY BUSINESS DISTRICT: The HB, Highway Business District is primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks.

5) CB CENTRAL BUSINESS DISTRICT: The CB, Central Business District is solely intended for application in the central core of the city. The district is established to encourage high intensity, compact urban development. The district is intended to accommodate a wide range of uses including office, retail, service, institutional, and high density residential developments in a pedestrian-oriented setting.

6) SC SHOPPING CENTER DISTRICT: The SC, Shopping Center District is primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping needs of the community and the region. The district is established on large sites to provide locations for major developments which contain multiple uses, shared parking and drives, and coordinated signage and landscaping.

### **Industrial:**

1) CP CORPORATE PARK DISTRICT: The CP, Corporate Park District is primarily intended to accommodate office, warehouse, research and development, and assembly uses on large sites in a planned, campus-like setting compatible with adjacent residential uses. The district may also contain retail and service uses which customarily locate within planned employment centers.

2) LI LIGHT INDUSTRIAL DISTRICT: The LI, Light Industrial District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations, have little or no adverse effect upon adjoining properties.

3) HI HEAVY INDUSTRIAL DISTRICT: The HI, Heavy Industrial District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties.

### **Public and Institutional:**

1) PI PUBLIC AND INSTITUTIONAL DISTRICT: The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.

### **Traditional Neighborhood:**

1) TN1 TRADITIONAL NEIGHBORHOOD DISTRICT: The TN1 Traditional Neighborhood District is intended to establish land use and design standards to be applied specifically in neighborhoods where a variety of uses are permissible in accordance with general standards. Foremost among these standards is adherence to an approved Traditional Neighborhood Development Plan. TN1 districts are designed to be walkable, pedestrian- and transit-oriented communities, and generally are organized so that the distance from the edge of each neighborhood in the district to the center is about 1/4 mile. This development concept is intended

to perpetuate and extend the predominant pattern of urban development prior to World War II and to encourage a vibrant community of mixed uses. The TN1 District must include a variety of building types in accordance with the approved Traditional Neighborhood Development Plan, including attached and detached single family, multifamily, mixed-use, business and civic buildings.

### **Conditional - Planned Unit Development Zoning Districts Established:**

- 1) CD-PDR: The CD-PDR, Conditional - Planned Unit Development - Residential District is intended to accommodate a variety of housing types developed on large tracts in accordance with a Unified Development Plan. The CD-PDR District also accommodates neighborhood business and office uses which primarily serve nearby residents.
- 2) CD-PDM: The CD-PDM, Conditional - Planned Unit Development - Mixed District is intended to accommodate residential, commercial, and light industrial uses developed on large tracts in accordance with a Unified Development Plan.
- 3) CD-PDI: The CD-PDI, Conditional - Planned Unit Development - Infill District is intended to accommodate residential, commercial, office, and neighborhood business uses developed on small tracts of land as infill development within currently built up area in accordance with a Unified Development Plan.

### **Overlay Districts**

Overlay Districts establish regulations for certain areas in addition to the regulations of the underlying General Zoning or Conditional Zoning District(s).

(A) HD HISTORIC DISTRICT. The HD, Historic Overlay District establishes regulations which will help maintain the historic integrity of certain areas within the City. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

(B) SR SCENIC CORRIDOR DISTRICT. The SR, Scenic Corridor Overlay District establishes regulations which will enhance the attractiveness of certain major thoroughfares within the City. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

(C) AR AIRPORT DISTRICT. The AR Airport Overlay District establishes very low residential densities near the Piedmont Triad International Airport so as to minimize the negative effects of aircraft noise on homes and prohibits the erection of structures which would, by virtue of their height, interfere with operations at Piedmont Triad International Airport. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

(D) MH MANUFACTURED HOUSING DISTRICT. The MH, Manufactured Housing Overlay District establishes regulations governing the development of manufactured housing on individual lots in certain areas of the City. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

(E) WCA WATERSHED CRITICAL AREA DISTRICT. The WCA, Watershed Critical Area Overlay District establishes regulations for protecting the portion of a water supply watershed adjacent to a water supply intake or reservoir. These regulations are specified in Section 30-7-1 (Water Supply Watershed Districts) and Section 30-7-3 (Watershed Critical Areas).

(F) GWA GENERAL WATERSHED AREA DISTRICT. The GWA, General Watershed Area Overlay District establishes regulations for protecting the portion of a water supply watershed outside the WCA. These regulations are specified in Section 30-7-1 (Water Supply Watershed Districts) and Section 30-7-2 (General Watershed Areas).